

Project Name: 398 NE 6th Avenue Development

Project Number: 23036

DELRAY BEACH ARCHITECTURAL DESIGN GUIDELINES NARRATIVE

Project Overview

The proposed design for the new mixed-use building in Delray Beach aims to harmoniously blend modern functionality with the rich artistic heritage of the area, specifically embracing the principles of Art Deco / Moderne architecture. This four-story structure, encompassing eight condominiums and 1,000 square feet of commercial space, is thoughtfully designed to align with the Delray Beach Architectural Design Guidelines. The total building area of nearly 20,000 square feet features a rooftop terrace, enhancing both aesthetics and community interaction.

Contextual Appropriateness

Delray Beach is renowned for its vibrant historic & eclectic architectural character, particularly its Art Deco / Moderne influences. Our design pays homage to this historical style while ensuring modern amenities and sustainability. The integration of Art Deco / Moderne elements resonates with the community's aesthetic and enhances the overall streetscape, creating a visually appealing and contextually appropriate structure.

Design Elements

1. **Flat Roof with Concealing Parapets:** The flat roof design, complemented by parapets that conceal mechanical systems, maintains the clean lines typical of Art Deco architecture while promoting a polished silhouette against the sky.
2. **Rounded Corners and Windows:** The incorporation of rounded corners and windows softens the building's mass and provides an inviting, approachable facade. This detail not only echoes traditional Art Deco forms but also enhances pedestrian experience.
3. **Horizontal Lines and Banding:** Horizontal stucco banding and railings emphasize the building's linearity, echoing the streamlined aesthetics of Art Deco. This design detail aids in breaking up vertical expanses and contributes to a grounded appearance.



4. **Vertically Oriented Marquee Element & Flagpole:** A vertically oriented marquee element serves as a focal point and provides a visual anchor.
5. **Cantilevered Eyebrows:** The cantilevered eyebrows over the windows offer shade and protection while adding depth to the facade. This feature not only serves a practical purpose but also enhances the Art Deco character through its sculptural form.
6. **Light, Neutral, Smooth Stucco Exterior:** The choice of a light, neutral smooth stucco finish promotes a clean and modern nautical look that harmonizes with the coastal environment of Delray Beach. This finish is both timeless and versatile, allowing for seasonal updates through landscaping and decor.
7. **Recessed Entry and Balconies:** The recessed front entry door provides a sense of arrival and transition, while the balconies promote interaction with the surrounding neighborhood, supporting the community-centric ethos of Delray Beach.
8. **Geometric Stucco Reliefs:** The use of geometric reliefs on the building facade adds textural variety and captures the essence of Art Deco design. These reliefs draw the eye and contribute to the building's overall richness.
9. **Metal Doors with Large Glass Openings:** The incorporation of metal doors featuring expansive glass openings ensures ample natural light, fostering an inviting atmosphere while maintaining transparency between indoor and outdoor environments.

Conclusion

In summary, this proposed mixed-use building stands as a testament to Delray Beach's architectural heritage while meeting contemporary needs. By integrating key Art Deco elements, the design not only adheres to the Delray Beach Architectural Design Guidelines but also enhances the visual and cultural fabric of the community. The structure is poised to become a vibrant addition to the area, providing both residential and commercial spaces that reflect the unique character of Delray Beach.

